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The Bungalow  
Victor Street,  
Mountain Ash, Rhondda  
Cynon Taff, CF45 3LG

## New Bungalow, Victor Street

Guide Price £325,000

A detached three double bedroom bungalow, set on a generous plot, in an elevated position on the periphery of Mountain Ash, enjoying panoramic, valley and hillside views.

Three double bedroom detached bungalow.

Elevated edge of village location

Panoramic Valley and Hillside views

Generous sized Plot

Ground to rear has lapsed outline planning permission for two dwellings

Potential for attic conversion, subject to relevant planning permission

Ample off-road parking undercroft single garage

Viewings highly recommended- NO CHAIN!





Built in the 1980s by the current owners, this three double bedroom detached bungalow is situated on the periphery of Mountain Ash, and enjoys far reaching panoramic valley and Hillside views.

There is significant potential to create an attic conversion, subject to relevant planning permission. The property sits on a generous sized plot, which previously held outline planning permission for two dwellings at the rear, which has subsequently lapsed.

Steps from the driveway lead up to the entrance door. The ENTRANCE HALL gives access to the bedroom and living accommodation. A loft inspection point with retractable ladder, leads into a large floored attic. The LOUNGE/DINING ROOM, (9'7" widening to 12'8"×25'2") is

triple aspect with window to front, enjoying panoramic far reaching views. A window to side and patio doors to rear with views into the rear plot and surrounding woodland. The room has a feature corner fireplace. KITCHEN, (10'5"×10'1") with window and door to rear. Fitted range of base and wall mounted units. Serving hatch to dining area. Space and plumbing for white goods.

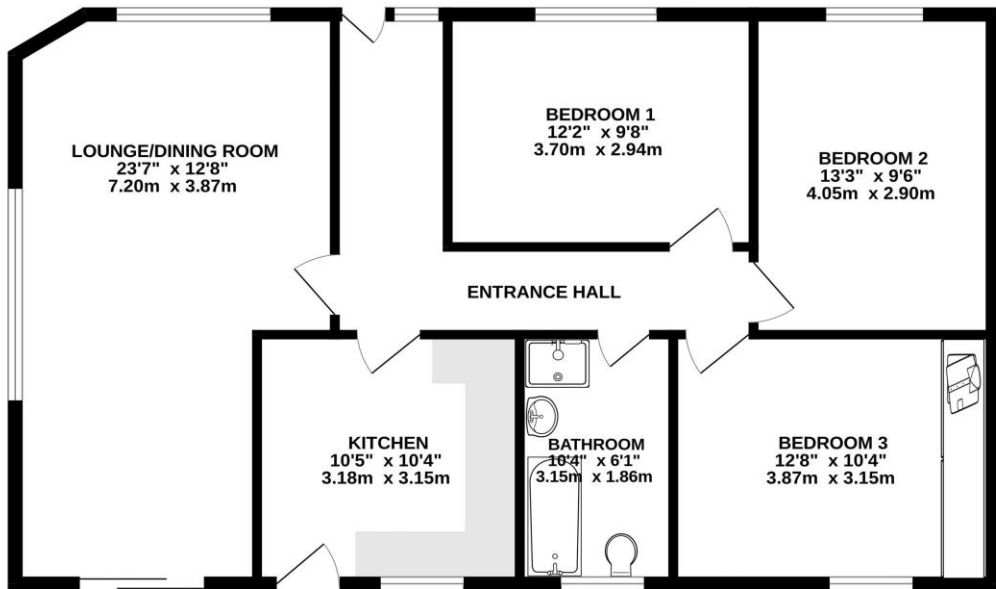
The Bungalow offers three generous sized double bedrooms. BEDROOM ONE, (10' x12') and BEDROOM TWO, (13'6"×9'6") are located at the front of the property, enjoying the same panoramic views as the lounge. BEDROOM THREE, (10'9" to built-in wardrobes widening to 12'7"×10'3") has a window to rear and benefits from a

fitted range of wardrobe furniture. The family BATHROOM, (6'1"×10'1") with window to rear, has a white four piece suite which includes a panel bath, plus separate shower cubicle with electric shower fitted.

Outside to the front of the property is a tarmac drive/parking area with space for 3/4 vehicles. An up and over door gives access to the undercroft single GARAGE, (9'11"×16'5") which has power and lighting. Steps from the driveway lead up to the front door with a pathway continues around the side and rear of the property. On the side is a flagstone laid patio area. Steps lead up to the rear plot, which is in need of landscaping.

Previously the plot held outline planning permission for two detached dwellings to be built, but this application lapsed several years ago.

**GROUND FLOOR**  
914 sq.ft. (84.9 sq.m.) approx.



TOTAL FLOOR AREA: 914 sq ft (84.9 sq.m) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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### Directions

travel North along the A470. At roundabout turn left onto A4059, signposted Aberdare. At 2nd set of traffic lights turn left onto B4275. Proceed straight ahead onto Pryce street and at 'T' junction, turn left onto High Street. Take 2nd right onto Cliff Street, follow onto Eva street then left into Pamela street. Proceed to top of road and turn right. The bungalow is found along this lane.

### Tenure

Freehold

### Services

mains gas, electricity, water and drainage.  
Council Tax Band - C  
EPC Rating - C

Viewing strictly by appointment through Herbert R Thomas

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Score	Energy rating	Current	Potential
92+	A		
81-91	B		84 B
69-80	C	70 C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

These particulars are believed to be accurate but they are not guaranteed to be so. They are intended only as a general guide and cannot be construed as any form of contract, warranty or offer. The details are issued on the strict understanding that any negotiations in respect of the property named herein are conducted through Herbert R. Thomas.

